

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: Tuesday 17 September 2019	
Application ID: LA04/2019/1445/O	
Proposal: Residential development of 53 apartments (minimum building height 2.5 storey with maximum 5 storey), 53No. car parking spaces, refuse storage and cycle parking area, landscaping and all associated site and access works.	Location: Former Monarch Laundry Site 451-455 Donegall Road Belfast BT12 6HD.
Referral Route: Major Application	
Recommendation:	Approval
Applicant Name and Address: MKB57 Ltd 12 Ballymenoch Road Holywood BT18 0HH	Agent Name and Address: TSA Planning 20 May Street Belfast BT1 4NL
<p>Executive Summary:</p> <p>The proposal seeks outline permission for 53 no apartments – 12 of these units are proposed in two 2.5 storey buildings facing the Donegall Road whilst the remaining 41 are housed in a large, curved building which varies in height from 3 to 5 storeys. The proposal seeks to retain the listed chimney as a feature of the public open space.</p> <p>The main issues to be considered in this case are;</p> <ul style="list-style-type: none"> • The principle of housing at this location • The design and layout of the proposal • The impact on traffic and road safety • The impact on amenity of nearby residents and businesses • Waste management • Human health • Natural heritage • Parking provision and access • Drainage and flooding • The consideration of developer contributions <p>The site is located the development limits of Belfast in the BUAP 2001 and Draft BMAP 2015 (dBMAP) and is unzoned, white land under dBMAP.</p> <p>As the site is within the settlement development limit and taking into account the site context which consists of housing and a business park, the principle of housing at this site is acceptable subject to design and layout considerations.</p> <p>Consultees including DfI Roads, NIEA, Northern Ireland Housing Executive and NI Water have no objection to the proposal subject to conditions. Their consultations are detailed in the main</p>	

body of the report. Environmental Health and Rivers Agency have informally indicated no objections and their final responses are expected in the next week.

Having regard to all of the submitted information and reports, consultee responses and representations, officers consider that the proposed scheme will create a quality residential environment, contribute positively to the local environment developing a dilapidated site whilst retaining the historic chimney and meet the requirements of PPS 3, PPS 6, PPS 7, PPS 8, PPS 12 and PPS 15.

Having regard to the Development Plan, and other material considerations, the proposed development is on balance considered acceptable. The Committee is requested to delegate authority to the Director of Planning and Building Control resolve the final consultation responses by Environmental Health and Rivers Agency, both of whom have indicated informally that there will be no objections subject to condition and to finalise the wording of conditions.

Signature(s):

Date:

Case Officer Report

Site Location Plan/ Concept Drawing/ Site Layout/





Characteristics of the Site and Area

1.0 Description of Proposed Development

- 1.1 The proposal seeks outline permission for 53 no apartments – 12 of these units are proposed in two 2.5 storey buildings facing the Donegall Road whilst the remaining 41 are housed in a large, curved building which varies in height from 3 to 5 storeys. The proposal seeks to retain the listed chimney as a feature of the public open space.
- 1.2 As this application is for outline permission, a number of matters have been requested to be reserved. These include the exact size and layout of the apartments, the mix of sizes of the apartments, the detailed design of the development and the final landscape treatments. A concept drawing has been provided as well as separation distances and indicative layouts and sizes to demonstrate that 53 no apartments of appropriate size can be accommodated within the building footprints.

<p>2.0</p> <p>2.1</p> <p>2.2</p> <p>2.3</p> <p>2.4</p>	<p><u>Description of Site and Area</u></p> <p>The site consists of an irregular shaped undulating former laundry site bounded by the Donegall Road, Monarch Street and the Westlink Motorway. The site contains a chimney which is designated as a Scheduled Monument and described by Historic Environment Division as a monument of regional importance from the site's time as a Weaving Factory.</p> <p>At present the site is enclosed by 3 metre security fencing onto Donegall Road and a 3 metre wall dropping to 2 metre fence on Monarch Street. There are a number of hoardings and advertisements.</p> <p>The area is characterised by residential streets off the main Donegall Road. The Donegall Road (an arterial route in the city) contains a mixture of residential and commercial uses. The site is close to the motorway and Boucher Road.</p> <p>Monarch Street contains a recent development of social housing in the form of 2-storey semi-detached dwellings approved in 2012, the predominant pattern of housing is terraced in the wider area.</p>
<p>Planning Assessment of Policy and other Material Considerations</p>	
<p>3.0</p> <p>3.1</p> <p>3.2</p>	<p>Planning History</p> <p>Ref ID: Z/2011/0995/F Proposal: New build social housing, 42 houses and 8 apartments plus gardens, site works, new streets and car parking Address: Development site includes 1-33 Monarch Street 1-43 Monarch Parade 1-35 Rockland Street and 2-41 Lower Rockview Street The Village Belfast BT12, Decision: Permission Granted Decision Date: 13.03.2012</p> <p>Ref ID: LA04/2015/0598/O Proposal: Amended Plans Received: Revised Site Layout Residential development comprising 60no. apartments Address: Former Monarch Laundry Site, 451-455 Donegall Road, Belfast, BT12 6FS Decision: Withdrawn Decision Date: 16.05.2017</p>
<p>4.0</p>	<p>Policy Framework</p>
<p>4.1</p>	<p>Belfast Urban Area Plan 2001 (BUAP) Draft Belfast Metropolitan Area Plan 2015 (Draft BMAP 2015) Draft Belfast Metropolitan Plan 2004</p>
<p>4.2</p>	<p>Regional Development Strategy Strategic Planning Policy Statement for Northern Ireland Planning Policy Statement 3 - Access, Movement and Parking Planning Policy Statement 6 - Planning, Archaeology and the Built Heritage Planning Policy Statement 7 – Quality Residential Environments Planning Policy Statement 8 – Open Space Planning Policy Statement 12 – Housing in Settlements Planning Policy Statement 15 (Revised) - Planning and Flood Risk</p>
<p>5.0</p>	<p><u>Statutory Consultees</u> Transport NI – have provided conditions and informatives</p>

	<p>Rivers Agency – awaiting final response, informal indication of no objections</p> <p>NIEA Natural Heritage – no objections</p> <p>NIEA Historic Environment Division – no objections subject to a protective fencing around the listed monument</p> <p>NIEA Land, Soil, and Air – no objections subject to conditions</p> <p>NIW – No objections</p>
6.0	<p><u>Non-Statutory Consultees</u></p> <p>Environmental Health BCC – awaiting final response, informal indication of no objections subject to conditions and informatives</p> <p>Northern Ireland Housing Executive – have indicated there is no social housing need in the vicinity</p>
7.0	<p><u>Representations</u></p>
7.1	7 no representations were received. 6 representations take the form of an identical letter which has been individually signed by residents.
7.2	<p>The issues raised can be summarised as follows:</p> <ol style="list-style-type: none"> a) Lack of community cohesion between residents in new developments and the greater Blackstaff community b) The structural differences are at variance with the existing properties and in some cases overpowering c) Negative impact of the proposal on structural and community character of the area d) That there should be a freeze on apartments and flats in the areas e) That the focus should be on social housing provision and affordable housing provision f) Traffic, parking provision, road safety and congestion g) That the concept plan is not to scale and is taken from an odd angle h) Impact on sunlight i) Overlooking and loss of privacy j) That the gated community is at odds with the character of the area k) Lack of amenities for children in the area, could some be provided by the development? l) Pollution and air quality m) Fear of crime and the need for a secure site with CCTV
7.3	<p>The issues above have been considered as follows:</p> <ol style="list-style-type: none"> a) Community Consultation was undertaken as per the requirements of the legislation, however the cohesion between residents within the area would not be a material consideration. b) See paras 8.3.10 and 8.3.11 c) See paras 8.3.10 and 8.3.11 d) It is not within the vires of the Council to 'freeze' particular types of housing. Each planning application must be considered on its own merits and assessed against the prevailing plan and policies e) Consultation was undertaken with Northern Ireland Housing Executive and it advised that there is currently no social housing need within the area f) See para 8.3.8 g) A concept plan is generally not to scale, however scaled site layouts and sections were provided h) See para 8.3.10 i) See para 8.3.10 j) The agent has provided a letter of response to the representations dated 9th September 2019 which clarifies that there is no intention to create a gated community

	<p>k) Any facilities in terms of play equipment are a reserved matter</p> <p>l) The proposal is supported by an Air Quality Assessment and this was found to be acceptable in principle by Environmental Health</p> <p>m) The site shows boundaries including walls and railings however these details, including CCTV would also be a reserved matter</p>
8.0	<u>ASSESSMENT</u>
8.1	<u>Development Plan</u>
8.1.1	Section 45 (1) of the Planning Act (NI) 2011 requires regard to be had to the Development Plan, so far as material to the application and to any other material considerations. Section 6 (4) states that where regard is to be had to the Development Plan, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
8.1.2	Following the recent Court of Appeal decision on Belfast Metropolitan Area Plan, the extant development plan is now the Belfast Urban Area Plan 2001. However, given the stage at which draft BMAP 2015 had reached (i.e. pre-adoption through a period of independent examination), that the main areas of contention were policies relating to Sprucefield Shopping Centre, BMAP 2015 is considered to hold significant weight and are a material consideration in the determination of planning applications. The weight to be afforded is a matter of judgement for the decision maker. The weight to be attached to policies in emerging plans will depend upon the stage of plan preparation or review, increasing as successive stages are reached.
8.1.3	The site is un-zoned white land under the BUAP and both versions of BMAP.
8.2	<u>The principle of residential development at this location</u>
8.2.1	The SPPS sets out five core planning principles for the planning system, including improving health and wellbeing, supporting sustainable economic growth, creating and enhancing shared space, and supporting good design and place making.
8.2.2	The site is located within the settlement limits in draft BMAP 2015. The presumption is therefore in favour of development subject to the planning considerations discussed below.
8.2.3	The surrounding context is predominantly housing and as the site is zoned as white land, there are no preclusions to residential development subject to the policy provisions of PPS 7 and PPS 8 which are explored below.
8.2.4	Northern Ireland Housing Executive (NIHE) were consulted and confirmed that there is no identified need in the area for social housing.
8.3	<u>Design and layout</u>
8.3.1	Paragraphs 4.11 and 4.12 of the SPPS require the safeguarding of residential and work environs and the protection of amenity. Paragraphs 4.13-8 highlight the importance of creating shared space, whilst paragraphs 4.23-7 stress the importance of good design. Paragraphs 4.18-22 states that sustainable economic growth will be supported. The SPPS states the majority of PPS's remain applicable under 'transitional arrangements', including PPS 3. The SPPS states that PPS3, 7 and 12 remain applicable under 'transitional arrangements'.
8.3.2	Planning Policy Statement 7 relates to quality in housing developments. PPS 7 objectives place emphasis on achieving quality residential development not only in terms of

	<p>respecting local character and amenity of established residential areas, but also the developments themselves should be attractive for prospective residents. QD1 lists 9 criteria with which all proposals for residential development must conform. PPS12, DCAN 8 and Creating Places relate to housing developments and are also material considerations. PPS7 addendum safeguarding character is also a material consideration and includes three policies LC1-3</p>
8.3.3	<p><u>Criterion (a)</u> of QD1 of PPS 7 requires the development to respect the surrounding context and to be appropriate in terms of layout, scale, massing, appearance and surfacing. The current application is outline and therefore detailed matters are reserved for subsequent applications. The general arrangement, height and separation distances are however provided to allow for full assessment of the potential impacts the development may have. The building heights vary from 2.5 storeys onto Donegall Road and between 3-5 storeys facing Monarch Street. The larger building is set back within the site to create a considerable separation distance (some 44m) from the existing two-storey residential dwellings on Monarch Street. In addition, the location of the building to the back of the site, adjacent to the motorway permits a generous provision of open space.</p>
8.3.4	<p><u>Criterion (b)</u> requires features of the archaeological and built heritage and landscape features are identified and, where appropriate, protected and integrated in a suitable manner into the overall design and layout of the development. The scheduled monument is retained as a feature of the open space which is welcomed by Historic Environment Division. Protective fencing is required and this will be requested via condition.</p>
8.3.5	<p><u>Criterion (c)</u> requires adequate provision for public and private open space and landscaped areas as an integral part of the development. Planning Policy Statement 8, Policy OS2 Public Open Space in New Residential Development recommends at least 10% public open space. All units have access to two areas of usable public open space of approximately 1150 sq m which averages 21 sq m per unit.</p>
8.3.6	<p>In addition there are also areas of incidental space to the rear of the building provided in addition to the main area of open space to the front of the development, which totals approximately 450 sq m. The proposal does not at present provide detail on private amenity space in terms of balconies as this will be dealt with at reserved matters state. It is clear however that even without balconies, the proposal meets the policy requirement of 10% in Policy OS2 of PPS 8.</p>
8.3.7	<p><u>Criterion (d)</u> relates to the provision of local neighbourhood facilities. It is considered that there are sufficient neighbourhood facilities in the area including the Empire Community Centre and South city Resource and Development Centre which are within reasonable walking distance. The site is also well connected to the city centre.</p>
8.3.8	<p><u>Criteria (e) and (f)</u> require adequate and appropriate provision for parking, walking and cycling in conjunction with the policy requirements of Planning Policy Statement 3: Traffic Movement and Parking. DfI Roads were consulted and have no objection in relation access, parking and pedestrian walkways.</p>
8.3.9	<p><u>Criterion (g)</u> relates to design and materials. This proposed design and materials have been reserved however there are indicative designs within the concept drawings which show sympathetic materials such as red brick.</p>
8.3.10	<p><u>Criterion (h)</u> deals with the impact the development may have on adjacent land uses and residents. The site is adjacent to the motorway, a church hall and carpark and the residential units on Monarch Street. Taking into account the proposed layout, existing and proposed boundary treatments and separation distances, it is considered that there will be no</p>

	<p>unacceptable adverse impact on existing or proposed properties in terms of overlooking, loss of light, overshadowing, noise or other disturbance.</p> <p>Policy LC1 (Protecting Local Character, Environmental Quality and Residential Amenity) of the addendum to PPS 7 states that the proposed density of the development must not be significantly higher than that found in the established residential area and that the pattern of development is also in keeping with the overall character of the locale – given the size of the site the proposal therefore meets criteria (a) and (b) of Policy LC1.</p>
8.3.11	In addition criterion (c) states that all dwelling units and apartments comply with the space standards set out in Annex A. The indicative layouts submitted by the agent show sizes which vary from 54 – 65 sq m. These meet the requirements for 2 person/1 bedroom and 3 person/2 bedroom space standards as outlined in Annex A of the addendum to PPS 7.
8.3.12	The agent wishes to reserve the final mix and size of apartments and given the size of the site and the indicative layouts, this is deemed appropriate.
8.4	<u>Landscaping and boundary treatments</u>
8.4.1	The site contains landscaped areas within the car park as well as a communal area of amenity space to the front. In addition there are incidental areas to the rear.
8.4.2	The final schedule of landscaping and boundary treatments is to be reserved.
8.5	<u>Traffic, Movement and Parking</u>
8.5.1	DFI Roads have no objection to the application. 53 no parking spaces are provided as well as cycle parking. The area is well connected in terms of its proximity to the city centre and is on a main arterial route in terms of public transport.
8.6	<u>Contaminated Land</u>
8.6.1	The application is supported by a GQRA which has been considered by both NIEA and Environmental Health. NIEA have provided conditions and have no objection while Environmental Health have indicated that they are content in principle and will require further information at reserved matters stage via condition.
8.7	<u>Noise</u>
8.7.1	Environmental Health has reviewed the Noise Impact Assessment and advised that it meets the relevant requirements.
8.8	<u>Air Quality</u>
8.8.1	Environmental Health has reviewed the Air Quality Assessment and advised that it meets the relevant requirements.
8.9	<u>Site Drainage/Flood Assessment</u>
8.9.1	The application is supported by a Flood Risk Assessment and Drainage Assessment. The proposal has been considered against policies FLD 1-5 of Revised PPS15. The Council confirmed that the site meets the exception test (c) of FLD1. Rivers Agency advised that the Flood Risk Assessment is deemed to be robust with regards to managing flood risk. Rivers Agency have advised they have no objections under FLD 2, 4 and 5. With regards to Policy FLD 3, a Schedule 6 consent (to discharge into a watercourse) has been requested and delegated authority is sought to resolve this final matter with Rivers Agency.

8.10	<u>Historic Environment</u>
8.10.1	The site contains a chimney which is a Scheduled Monument and described by Historic Environment Division as a monument of regional importance. Policy BH1 of Planning Policy Statement 6: Planning, Archaeology and Built Heritage therefore applies. Policy BH1 states there is a presumption in favour of the physical preservation in situ of archaeological remains of regional importance and their settings.
8.10.2	The proposal retains the chimney as a feature of the open space. Historic Environment Division were consulted and consider that the proposal is acceptable and meets the policy requirements of PPS 6.
8.10.3	There are four listed buildings in the vicinity of the proposed site: HB26/23/002 St Simon's Church of Ireland, Donegall Road B1 HB26/23/004 Former Factory, 3-19 Rydalmere Street B2 HB26/23/006 Donegall Road Methodist Church B1 HB26/32/001 Royal Belfast Hospital for Sick Children B1
8.10.4	Historic Environment Division were consulted and having the considered the impacts of the proposal, advised that the proposal is compliant with Policy BH11: Development Affecting the Setting of a Listed Building and paragraph 6.12 of Strategic Policy Planning Statement for Northern Ireland.
8.11	<u>Pre-Community Consultation</u>
8.11.1	For applications that fall within the major category a prescribed in the Development Management Regulations, Section 27 of the Planning Act (NI) 2011 places a statutory duty on the applicant for planning permission to consult the community in advance of submitting an application.
8.11.2	Section 27 also requires that a prospective applicant, prior to submitting a major application must give notice, known as a 'Proposal of Application Notice' (PAN) that an application for planning permission for the development is to be submitted. A PAN (LA04/2018/2977/PAN) was submitted to the Council on 28 th December 2018 and was deemed acceptable on 9 th January 2019.
8.11.3	Where pre-application community consultation has been required and a PAN has been submitted at least 12 weeks in advance of the application being submitted, the applicant must prepare a pre-application community consultation report (PACC) to accompany the planning application. A PACC Report has been submitted in support of this application which details public meetings, stakeholder meetings, letters, leaflets and the public advertisement.
8.11.4	The retention of the chimney was welcomed as well as the red brick shown in the concept drawing. Concerns were expressed regarding the height, tenure of the housing, and congestion and parking. These points are all addressed in the PACC report. It is considered that the PACC Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Planning Act (NI) 2011 to consult the community in advance of submitting an application.
8.12	<u>Statutory Consultation</u>
8.12.1	The revised scheme was first advertised on 12 th July 2019 and neighbours notified on 3 rd July 2019.

<p>8.13 8.13.1</p>	<p><u>Developer Contributions</u> Para 5.69 of the SPPS states that “Planning authorities can require developers to bear the costs of work required to facilitate their development proposals”. The proposal includes enhancements to the public realm immediately abutting the site and the provision of open space. The agent has written to the Council to confirm that the client is willing to provide public realm improvements onto the Donegall Road and Monarch Street and this will be dealt with via negative condition.</p>
<p>10.0 10.1</p>	<p>Summary of Recommendation: Having regard to the policy context and other material considerations above, the proposal is considered acceptable and approval of planning permission is recommended subject to conditions. It is requested that delegated authority is given to the Director of Planning and Building Control to resolve any matters in relation the outstanding consultation response from Rivers Agency and Environmental Health and to finalise the wording of.</p>
<p>11.0 11.1 11.2</p>	<p>Conditions (final wording to be delegated to the Director of Planning and Building Control) Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:- i. the expiration of 5 years from the date of this permission; or ii. the expiration of 2 years from the date of approval of the last of the reserved matters to be approved. Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011. The under-mentioned reserved matters shall be as may be approved, in writing, by the Council :- Siting; the two dimensional location of buildings within the site. Design; the two dimensional internal arrangement of buildings and uses and the floor space devoted to such uses, the three dimensional form of the buildings and the relationship with their surroundings including height, massing, number of storeys, general external appearance and suitability for the display of advertisements. External appearance of the Buildings; the colour, texture and type of facing materials to be used for external walls and roofs. Means of Access; the location and two dimensional design of vehicular and pedestrian access to the site from the surroundings and also the circulation, car parking, facilities for the loading and unloading of vehicles and access to individual buildings within the site. Landscaping; the use of the site not covered by building(s) and the treatment thereof including the planting of trees, hedges, shrubs, grass, the laying of hard surface areas, the formation of banks, terraces or other earthworks and associated retaining walls, screening by fencing, walls or other means, the laying out of gardens and the provisions of other amenity features. Reason: To enable the Council to consider in detail the proposed development of the site.</p>

11.3	<p>No dwelling shall be occupied until weather protected cycle parking has been fully provided, at a rate of at least 1 cycle parking space per 4 apartments, in accordance with details to be agreed at Reserved Matters stage.</p> <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p>
11.4	<p>No dwelling shall be occupied until hard surfaced parking areas have been provided and permanently marked which are generally in accordance with Drawing 02A Concept Site Plan. These facilities shall be permanently retained in accordance with details to be agreed at Reserved Matters stage.</p> <p>Reason: To ensure acceptable parking facilities on the site.</p>
11.5	<p>The access gradient onto Monarch Street shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway or verge, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users</p>
11.6	<p>All redundant accesses from the site to the public road shall be permanently closed off and the footpath reinstated to the satisfaction of the Department for Infrastructure.</p> <p>Reason: In order to minimise the number of access points on to the public road in the interests of road safety and the convenience of road users.</p>
11.7	<p>The development shall operate in accordance with a Service Management Plan, details of which shall be agreed at Reserved Matters stage.</p> <p>Reason: In the interests of road safety and the convenience of road users.</p>
11.8	<p>An area for the temporary storage of bins shall be provided near the entrance details of which shall be agreed at Reserved Matters stage.</p> <p>Reason: In the interests of pedestrians on Monarch Street on bin collection day.</p>
11.9	<p>The development shall operate in accordance with a Travel Plan, details of which shall be agreed at Reserved Matters stage.</p> <p>Reason: To encourage alternative modes of transport to the private car.</p>
11.10	<p>The vehicular access, including visibility splays of 2.4m X 33m, shall be formed using lowered kerbs and be between 4.8m and 6m wide, details to be agreed at Reserved Matters stage.</p> <p>Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users</p>
11.11	<p>No development shall commence unless the applicant has submitted evidence in writing to the Council and obtained agreement demonstrating that the risks to groundwater and other environmental receptors due to on-site contamination of the ground and groundwater have been effectively assessed. This evidence should include:</p>

	<p>-Quantitative risk assessment(s) to investigate the risks to groundwater from the groundwater contamination identified at the site for total petroleum hydrocarbons and chlorinated solvents, -If unacceptable risks to groundwater are identified provision of remedial criteria as soil and groundwater concentrations that would not pose a risk to receptors. The remedial criteria are required to be derived through quantitative risk assessment based on the conceptual site model.</p> <p>If unacceptable risks to receptors are identified a remediation strategy will be required to address those risks.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.12	<p>The development hereby permitted shall not commence unless a detailed remediation strategy to address all unacceptable risks to environmental receptors identified from Condition 11 and those identified in WYG's Preliminary and Generic Quantitative Risk Assessment, MKB Co No.57, Monarch Street Belfast, dated June 2019 has been submitted in writing and agreed by the Council. It shall identify all unacceptable risks on the site, the remedial objectives/criteria and the measures which are proposed to mitigate them (including maps/plans showing the remediation design, implementation plan detailing timetable of works, remedial criteria, monitoring program, etc).</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.13	<p>The development hereby permitted shall not be occupied unless the remediation measures as described in the remediation strategy submitted under Condition 12 have been implemented to the satisfaction of the Council. The Council must be given 4 weeks written notification prior to the commencement of remediation work.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.14	<p>If during the development works, new contamination or risks are encountered which have not previously been identified, works should cease and the Planning Authority shall be notified immediately. This new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11). In the event of unacceptable risks being identified, a remediation strategy shall be agreed with the Planning Authority in writing, and subsequently implemented and verified to its satisfaction.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.15	<p>After completing the remediation works under Conditions 12, 13 and 14; and prior to occupation of the development, a verification report needs to be submitted to and agreed in writing with the Council. This report must be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11).</p> <p>The verification report must present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.</p> <p>Evidence must be presented in the Verification Report that all fuel storage tanks (and associated infra-structure) have been fully decommissioned and removed in line with current Guidance for Pollution prevention (GPP 2) and the Pollution Prevention Guidance (PPG27) and the quality of surrounding soils and groundwater has been verified. Should contamination be identified during this process, Condition 14 will apply.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>

11.16	<p>No development or piling work shall commence on this site unless a piling risk assessment has been submitted to and agreed in writing by the Council. Piling risk assessments must be undertaken in accordance with the methodology contained within the Environment Agency document on “Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention” available at http://publications.environment-agency.gov.uk/PDF/SCHO0501BITT-E-E.pdf.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use.</p>
11.17	<p>No site works of any nature or development shall take place until a fence has been erected around the area specified, on a line to be agreed with Historic Environment Division: Historic Monuments. No works of any nature or development shall be carried out within the fenced area. No erection of huts or other structures, no storage of building materials, no dumping of spoil or topsoil or rubbish, no bonfires, nor any use, turning or parking of plant or machinery shall take place within the fenced area. The fence shall not be removed until the site works and development have been completed.</p> <p>Reason: To prevent damage or disturbance of archaeological remains within the application site.</p>
11.18	<p>No site works of any nature or development shall take place unless a maintenance agreement to conserve the chimney has been submitted to and approved by the Council. All works thereafter must comply with the approved agreement. Any stabilisation/repair work to the chimney would require Scheduled Monument Consent.</p> <p>Reason: In the interests of protecting the historic monument.</p>
11.19	<p>Access shall be afforded to the site at all reasonable times to any archaeologist nominated by the Department for Communities – Historic Environment Division to observe the operations and to monitor the implementation of archaeological requirements.</p> <p>Reason: To ensure that identification, evaluation and appropriate recording of any archaeological remains, or any other specific work required by condition, or agreement is satisfactorily completed</p>
11.20	<p>Notwithstanding the submitted details, no development shall commence on site unless full details of the public realm improvements to the footway bounding the site in the areas shown on Drawing Number 02A Concept Site Plan have been submitted to and approved in writing by the Council. The details shall include:</p> <ol style="list-style-type: none"> 1. Surface materials; and 2. The design and provision of underground ducting. <p>The development shall not be occupied unless the public realm improvements have been carried out in accordance with the approved details.</p> <p>Reason: In the interests of the character and appearance and to enhance connectivity to and from the development.</p>
12.0	<p>Representations from Elected Representatives (if relevant) N/A</p>

13.0	Referral to Dfl (if relevant) N/A
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ANNEX	
Date Valid	21st June 2019
Date First Advertised	12th July 2019
Date Last Advertised	N/A
Details of Neighbour Notification (all addresses) The Owner/Occupier, 1 Benburb Street, Belfast, Antrim, BT12 6JG Laura Cummings 10, Lower Rockview Street, Belfast, Antrim, Northern Ireland, BT12 6GT The Owner/Occupier, 3 – 43 Monarch Street, Belfast, Antrim, BT12 6HD 2 Lecale Street, Belfast, Antrim, BT12 6JD The Owner/Occupier, 384 – 388 Donegall Road, Belfast, Antrim, BT12 6FY 4, Lower Rockview Street, Belfast, Antrim, Northern Ireland, BT12 6GT 437 Donegall Road, Belfast, Antrim, BT12 6FS 455 Donegall Road, Belfast, Antrim, BT12 6FS	
Date of Last Neighbour Notification	3 rd July 2019
Date of EIA Determination	N/A
ES Requested	No
Planning History Ref ID: Z/2011/0995/F Proposal: New build social housing, 42 houses and 8 apartments plus gardens, site works, new streets and carparking Address: Development site includes 1-33 Monarch Street 1-43 Monarch Parade 1-35 Rockland Street and 2-41 Lower Rockview Street The Village Belfast BT12, Decision: Permission Granted Decision Date: 13.03.2012 Ref ID: LA04/2015/0598/O Proposal: Amended Plans Received: Revised Site Layout Residential development comprising 60no. apartments Address: Former Monarch Laundry Site, 451-455 Donegall Road, Belfast, BT12 6FS, Decision: Withdrawn Decision Date: 16.05.2017 Ref ID: Z/2014/0489/F Proposal: Resurfacing of existing paving with natural stone, installation of tree pits and pedestrian railings and boundary treatments to include new access gates and panel boardings to display artwork.	

Address: Junction between Donegall Road and Glenmachan Street, Belfast,
Decision: Permission Granted
Decision Date: 16.10.2014